



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
HISTORICAL PRESERVATION & HERITAGE COMMISSION  
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MINUTES  
RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION  
April 9, 2014

I. MEMBERS PRESENT

Mr. Michael Abbott, AIA  
Mr. Al Cocce, AIA, representing John P. Leyden, State Building Commissioner  
Ms. Morgan Devlin  
Mr. Mohamad Farzan, AIA  
Ms. Caitlin Greeley, Statewide Planning, representing Kevin Flynn  
Mr. Michael Hebert, NR Review Board  
Mr. Karst Hoogeboom, Chairman  
Dr. E. Pierre Morenon  
Dr. Ronald Onorato  
Mr. Pieter N. Roos  
Mr. Jonathan Stevens, State Historic Preservation Officer

STAFF PRESENT

Ms. Joanna Doherty, Senior Architectural Historian  
Dr. Richard Greenwood, Deputy Director  
Ms. Virginia Hesse, Principal Historical Architect  
Mr. Jeff Rosenberg, Senior Grants Coordinator  
Mr. Edward F. Sanderson, Executive Director

MEMBERS ABSENT

Ms. Janet Coit, Director DEM  
Dr. Omur Harmansah  
Dr. Patrick Malone  
Mr. Clark Schoettle  
Mr. Marcel Valois, Executive Director EDC

GUESTS

Mr. Chris Fagan, 110 Kenyon Street, Pawtucket  
Mr. Richard Youngken, National Register Consultant

## II. AGENDA

### 1. Call to Order

The meeting was called to order at 9:35 A.M., Karst Hoogeboom, Chairman, presiding.

### 2. Minutes of March 12, 2014

On a motion by Mr. Abbott, seconded by Dr. Onorato, the Commission unanimously VOTED to approve the Minutes of March 12, 2014.

### 3. Executive Director's Report: Edward F. Sanderson

a) Mr. Sanderson reported that the National Park Service has approved the Hurricane Sandy grants projects selected by RIHPHC and Funding Agreements are being signed.

b) The annual Statewide Historic Preservation Conference will be held on Saturday April 26 in Warren, and all Commissioners have been pre-registered to attend.

### 4. State Historic Preservation Officer's Report: Jonathan Stevens

a) Governor Chafee has included a cultural properties bond issue in his FY2015 proposed budget. The measure would provide \$5 million for state preservation grants to public historic sites and \$30 million for grants to historic performing arts venues. If approved by the General Assembly, the cultural properties bond issue would be placed on the November 2014 ballot.

b) Mr. Stevens has been working on issues relating to State House historical collections.

- He and retired Justice Frank Williams are investigating preservation of the historic battle flags and reproduction of the flags for public display.
- The project to re-encase the 1663 Colonial Charter is progressing, and RI Capital funds may be available to assure that all three sections of the Charter are included in the new encasement and exhibition.
- The basement corridors of the State House will be painted and refurbished as exhibition space including information about the historic State House and a new exhibition of photographs documenting how people interact in the legislative process at the State House.
- The State House Restoration Society will apply to the Champlin Foundations for a \$30,000 grant to continue the restoration of State House portraits and installation of a pedestal for the Thomas Wilson Dorr statue.

c) RIDOT has purchased a building on Jefferson Boulevard for materials testing, maintenance, and storage. Space will be provided for archival storage of archaeological collections and other cultural artifacts.

d) The Department of Administration will lead a feasibility study to evaluate development and use of the recently acquired lot of land on Francis Street, including possibly parking. Mr. Stevens asked if any Commissioners might be interested in participating in the study, and Michael Abbott and Karst Hoogeboom volunteered.

5. Loan Report: Manville School, 6 Almeida Drive, Manville

Loan Coordinator Jeff Rosenberg reported that a loan application was submitted for the historic Manville School building that is included in the Manville Company Workers Housing Historic District, listed on the National Register of Historic Places. The proposed work consists of minor exterior masonry maintenance, repair and/or replacement of several non-historic windows to match the existing non-historic appearance, and conversion of the heating system from oil to gas. Mr. Rosenberg contacted the applicant to see if more substantial historic rehabilitation work had been considered, and the applicant said no additional work is planned. Information about the project was distributed to members of the RIHPHC loan committee who responded that the proposed project is very low priority. Following discussion, on a motion by Mr. Abbott, seconded by Ms. Devlin, the Commission unanimously

VOTED not to approve loan funding for the project because it would have little impact on the property's historic fabric.

6. National Register of Historic Places

Preliminary Approval: The Dunes Club, Narragansett

Ms. Doherty presented information about the property. The Dunes Club is a private beach club founded in the 1920s by several socially prominent summer residents. The Dunes Club is the social successor of the old Casino. After the 1900 fire which destroyed the Casino, its members regularly gathered at the Hotel Carleton, but the hotel could not be as exclusive as a club, and it fronted on a rocky beach. A search for beachfront property ended when a member of the old Casino group donated a large tract of dune land off Boston Neck Road. In 1928, shares were sold, and the building, designed by Kenneth M. Murchison of New York, was completed in 1929.

The original clubhouse was destroyed in the 1938 hurricane, although the 1929 gatehouse remains: a stuccoed structure with a picturesque 2-story, conical-roofed, cylindrical tower. The clubhouse was replaced in 1939-40 with a large 2-1/2-story, wood-frame building with glazed walls facing the ocean, designed by architects Purves, Cope & Stewart of Philadelphia. The 1940 clubhouse and cabanas are well-preserved, in spite of repairs following the 1954 hurricane.

During discussion, Mr. Abbott noted the clubhouse and gatehouse structures are architecturally distinctive, and the property has been in continuous use as a sea-side club since the 1920s. On a motion by Dr. Onorato, seconded by Mr. Roos, the Commission unanimously

VOTED preliminary approval for nomination to the National Register.

Preliminary Approval: Standard Box Company Factory, 110 Kenyon Street, Pawtucket

Dr. Greenwood presented information about the property. Established by 1917, this factory was the home of the Standard Box Corporation and then the Douglas Young Company, manufacturers of paper boxes of the "mailing and fancy" types. Young (1892-1968), who had taken over the operation of the factory by 1930, held numerous patents for display and other fancy boxes. The Douglas Young Company remained in operation here into the 1970s. The building is a small L-shaped factory of 1 and 2-stories, flat-roofed wings, mostly of heavy timber framing and brick wall construction, with steel framing and concrete block walls in a c. 1970 addition. The building is the product of a number of enlargements from the early to mid-20<sup>th</sup> century, all made in a consistent style with a unifying façade of brick wall with segmental-arch windows.

During discussion, the Commissioners noted that the case for National Register eligibility for this factory would rest on the ability to establish historical significance for this small operation. That would conceivably be accomplished by investigating the history of the cardboard and cardboard box industry in Pawtucket and demonstrating how this small factory was representative of Pawtucket's (and Darlington's) diversified industrial base, with major industries such as textiles and jewelry relying on support industries such as paper box making. The factory building appears to retain integrity. On a motion by Mr. Abbott, seconded by Ms. Devlin, the Commission unanimously

VOTED preliminary approval for nomination to the National Register, subject to demonstration of the property's historical significance.

Preliminary Approval: University of Rhode Island Quadrangle, Kingston

Ms. Doherty presented information about the property. The proposed University of Rhode Island Historic District is comprised of nineteen buildings clustered around the main quadrangle, the historic center of the campus. The boundary includes architecturally distinguished and historically significant resources from each of the campus' three major phases of development. The first phase, dating from 1888 to 1909, reflects the institution's origins as a land-grant college, providing training in agriculture and applied science. Five resources in the district, including the Watson Farmhouse, the main quadrangle, and three academic buildings, relate to this early period. The second phase of development, 1909 to 1941, is characterized by an expansion of academic programs and increased enrollment at the school, which was re-named the Rhode Island State College to reflect a move toward more generalized education. Twelve

buildings in the district date from this period. The final phase of campus development, dating from 1941 to the present, includes an ambitious construction program after World War II, when enrollment surged and the college became a university. There is one contributing building in the district that dates from this period.

The proposed University of Rhode Island Historic District is significant for its capacity to illustrate the history of public higher education in Rhode Island and for its fine collection of buildings designed by locally prominent architects. It includes examples of the work of Stone, Carpenter and Willson; Clarke, Howe and Homer; Leslie P. Langworthy; Albert Harkness; and Cull, Robinson and Green, among others. Together, the buildings reflect changing trends in academic design, from the Colonial- and Classical-Revival styles employed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries to the modern movement, reflected in the most recent building in the district.

Following discussion, on a motion by Dr. Morenon, seconded by Mr. Roos, the Commission unanimously

VOTED preliminary approval for nomination to the National Register.

7. There was no other business.
8. Next regular meeting date: Wednesday May 14, 2014 at 9:30 AM.
9. Adjourn: The meeting adjourned at 11:31 A.M.

Minutes recorded by,



Edward F. Sanderson, Executive Director